

**MYRTLE TRACE HOMEOWNER'S ASSOCIATION
ANNUAL MEETING
HORRY-GEORGETOWN TECHNICAL COLLEGE
FEBRUARY 3, 2018**

Nancy Southard, President of the Board of Directors, called the meeting to order at 2:00 p.m.

Nancy Southard: Welcome to the Annual MTHOA meeting. At this time I call this meeting to order and ask everyone to please rise as Ted Ackley leads us in the Pledge of Allegiance. Thank you.

Please give your attention to Cathy McElroy as she gives our invocation. (Cathy also read the names of our Myrtle Trace friends and neighbors who passed away during the past year).

A quorum was confirmed by Renzo Falcinelli.

INTRODUCTIONS:

One can honestly say Myrtle Trace is a great community, NOT a development, and we have so many volunteers who give of their time and efforts to keep Myrtle Trace the wonderful community it is. I would like to introduce some of these people. As I say your name, please stand so new residents can put a name to a face.

Nancy introduced each member of the board: Darryl Rhodes, Secretary Treasurer; Renzo Falcinelli, Vice President; Santo Perry and Terry McTamaghan, Directors-At-Large.

Nancy introduced the five individuals who the Myrtle Trace Homeowners Association has contracts with: Terry Eisenhardt, Secretary for ARC; Diane Gascoigne, Recording Secretary for the Board; Ted Ackley, Accounts Payable; Peter Bevan, Accounts Receivable; and Jim Luneke, Administrative Advisor.

Nancy introduced the chairpersons for each committee: Pat Paxson, Activity; Pat Hosford, ARC; Ted Ackley, Communications; and Richard McEvoy, Property.

NOMINATING COMMITTEE REPORT:

At this time I would like to call on Renzo Falcinelli, our Vice President, to give the Nominating Committee Report. Renzo Falcinelli, Vice President of the Board and Chairperson of the Nominating Committee, introduced Donna Ebling and Herman Rebocho, the nominees. He thanked them for agreeing to run. After a call for nominations from the floor and hearing none, nominations were closed. The members then cast their ballots.

Nancy: Thank you Renzo. At this time we will continue our meeting while the nominating committee is doing their work.

BUSINESS ITEMS: Before we start I am asking you to please identify yourself when you make a motion or second a motion by giving your name and address.

Nancy Southard called for the Treasurer's report from Darryl Rhodes, Treasurer.

TREASURER'S REPORT:

During my presentation at last year's annual meeting, I made a plea that we would not have any major catastrophes during 2017 as we had with hurricane Matthew in 2016. Thank goodness that plea was heard and as a result, our finances as we enter 2018 are very strong.

In your Annual Meeting Packet, which you have had for several weeks, there is detailed financial information for your review. Since these involve a lot of numbers and financial data, I will not be reviewing these in detail, but may address a couple of items.

It is important to note that both the Board of Directors and our committees do our best to ensure the proper and wise handling of funds. Monthly revenues and expenses are closely monitored to make sure we act in accordance with the yearly budget. All projects are carefully considered on a cost versus benefits basis.

Planning a yearly budget is one of the most important and time consuming functions that the Board undertakes. I know that you are all glad to see that the budget for 2018 does not include any dues increase. As we planned, we were able to put money into both our Road Resurfacing and Repair and Replacement Funds in the late fall of 2017, which had been delayed from the normal January to February timeframe.

Additional good news is that because of our strong financial position entering 2018, we will be able to make contributions to a number of funds to position us for the upcoming and future needs. These include funding again the Road Resurfacing and Repair and Replacements set asides, money for Lake Renewal or Dredging, Infrastructure and Emergency or Disaster Funds. By taking these steps we are establishing a firm foundation for the future. This does not mean we will not have challenges to face, with Lake Renewal, along with Road Resurfacing, being our two most ongoing and expensive endeavors. However, with our continuing to set aside funds on a yearly basis, we should be able to handle these needs.

In closing, I want to thank the Board and each of you, for allowing me to serve on the Board for these past three years and to be your Secretary/Treasurer for the last two of those years. I consider it a privilege and honor to have done so. Thank you and God bless you and the United States of America.

Nancy: Thank you Darryl – I will entertain a motion to approve the Treasurer's Report

A motion was made by Bill Gascoigne and seconded by Ron Grove to accept the Treasurer's report. The motion passed unanimously.

COMMITTEE REPORTS:

Nancy introduced Liz Maass, who was standing in for Pat Paxson, to give the Activity Committee report.

Liz Maass: Good afternoon. It has been my pleasure to have served as the Myrtle Trace Activity Committee Chairperson for the last year. We have a dedicated group. We can be described by what is being felt in this room, Euphoria. Excitement, Uplifting, Physical, Helpful and Healthy, Organized, Righteous, Inspiring, Active.

Our Officers are:

Chairperson - Pat Paxson

Vice Chair – Liz Maass

Secretary - Jeanne Nizioi

Treasurer – Lisa Vawter who replaced Charlene Rose and is doing a marvelous job.

The Activity Committee has put on 16 special events and 50 or more weekly, bi-monthly, monthly, and every other month activities for the Myrtle Trace Community. We hope you have enjoyed the ones you have attended. We wish to invite you to attend our meetings on the 2nd Monday of the month.

At this time I would like to have all committee members and those who assisted with activities to stand and be recognized.

Nancy introduced Pat Hosford, Chairperson of the Architectural Review Committee.

Pat Hosford: The Architectural Review Committee has had another busy year thanks to all of you who submit your project request forms to us for our review. We reviewed 235 homeowner requests and 159 tree removal requests. Of the tree requests, 148 were approved for removal, 11 were denied and we asked for 32 to be replaced.

As you may or may not have noticed the recent storms (ice storms in 2014 and 2015 and the hurricane in 2016 have really decimated our big pine trees. Many people will say that that is a good thing to get those trees down, but in reality it is not. These trees are what make this community unique. People seeking homes can purchase property in any number of communities that have been clear cut, but there are very few with mature trees. In addition, each of these big pine trees drinks thousands of gallons of water a year and is a huge factor in controlling surface water in the community. We realize we will not have these trees forever, so we have begun asking homeowners to replace trees with trees of substantial size when a tree is removed. This year we have asked for the replacement of 32 trees and we are in the process of reviewing our records to see if this has been done. So, if you have been asked to re-place a tree and have not yet done so, please make that a spring project.

ARC has also revised their guidelines this year and several changes were made. This revision was included in the notebook distributed to you by the Board of Directors this past November.

I want to take a minute to thank the members of the 2017 ARC and ask them to stand and be recognized for their service. They are: Diane Connelly, Joe Griggs, Mickey Jarossy, Jenny Jenemann, Anne Kongvold, Kathy Lyle, Dianne McDonough, Kathryn Pears, Ron Petti, and Jack Touhy. Jenny Jenemann is the Vice Chair and fills in very capably in my absence. Terry Eisenhardt is our secretary and prepares the agendas and the approval letters. Special thanks to Terry McTamaghan and Santo Perry our BOD liaisons who faithfully attended our meetings. Thank you to all who give of your time in service to this community. Your willingness to volunteer is what sets this community apart and makes it

a community, not just a place to live. Thank you for your attendance today and keep the project requests coming.

Nancy introduced Richard McEvoy, Chairperson of the Property Committee.

Good afternoon everyone and thank you for coming out on this very important day. I'm Rich McEvoy and I am currently serving as your Property Committee Chairperson. I am on this committee with 15 other members. We serve on this committee in support of MTHOA. In this capacity the committee strives to support the mission statement as set forth in our guidelines. At this time I would like to recognize the members. As I call your name please stand and remain standing. They are: Alice McTamaghan, Liz Maass, Susan Greenfield, Ron Grove, Paul Sallas, Peter Vath, Gary Cooper, Mary L'Heureux, Roger Kirchner, Thor Kongvold, Bob Bastian, Tom Gray, Jim Wilkison and Leo Reger. I would like to thank everyone for your continuing support of our efforts.

Thank you. Rich has lived in Myrtle Trace approximately two years and this last year he was willing to take on the role as Property Chair, thank you Richard.

Nancy introduced Ted Ackley, chairperson of the Communications Committee.

Ted Ackley: Good Afternoon,

They told me I can't talk for more than 20 minutes but I can't mention all the things I like about Myrtle Trace in that amount of time so I'll just say that I've been here for 27 years and I want to stay for 10 more!

The Communications Committee was formed about nine years ago after Jim Wilkison created our website. The Committee's purpose was to coordinate the efforts of several volunteers and to provide the Board with a single contact person.

The News & Views is still the primary source of current information about our community. It reaches every resident and every homeowner including those who don't live here. An e-mail version is also available to anyone who wishes to receive it. If you would like to be added to the e-mail list just give me a call or send me an e-mail. You will still receive your paper copy. The January 2018 issue consisted of 18 pages – the largest issue ever published.

Susan Lyons is the Webmaster of and Bruce Williams provides all the photos and technical support. I provide back-up for Susan. It contains a vast amount of useful information: Minutes of Board meetings, Annual meetings and committee meetings for the past 6 years are available. Photos of the Board members and committee members are displayed. News & Views issues for the past six years may be seen. A very useful feature of the site is a listing of contractors and service providers who have been recommended by Myrtle Trace residents. This listing is found under Homeowner Resources.

Whenever you see the Myrtle Trace flag lowered, a resident has passed away. The name of the deceased may be found under In Memoriam and it will also be posted at the Clubhouse entrance. Our covenants, policies and procedures are published in full with an easy-to-follow index. Finally, the website is a great way to tell your family and friends back home about the great community you live in.

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Our official greeters, Bonnie Longnecker & Pam Reinhart, visited 60 new families or individuals during the past year compared with 41 visits during 2015 and 47 visits during 2016. That reflects a significant increase in the resale of homes.

Other members of the committee are Lina Janovitz who maintains our Community directory database and also mails the News & Views each month to about 36 non-resident homeowners. Jeanie Rhodes edits the News & Views fliers and Pat Paxson prepares and maintains the community calendar which is found on the back page of the News & Views each month. She also handles private reservations for the use of the Clubhouse. Cecile Britt manages the outdoor Clubhouse bulletin board. Jon Bourne maintains an emergency e-mail database which is used ONLY when there becomes an urgent need to contact as many of our residents as possible. In addition to serving as Chairman of the Communications Committee, I've been the Editor of the News & Views for the past 23 years.

Our News & Views carriers are Bill Alexandra, Charlie Conklin, Tom Gayer, Jean & Joe Glavan, Bob Kirk, Thor Kongvold, Gary Main, Sheilah Reynolds, Nancy Seeds and Dot Thompson.

I would like to thank all the committee members and the news carriers for their valuable service. They all do a great job.

Our committee assignments are listed on the back page of the Myrtle Trace directory. Please feel free to call any of us if you have questions or need information.

Thank you very much.

PAST PRESIDENTS' REPORT:

Nancy introduced Mary Johnsen, the Chairperson of the Past Presidents' Council.

Mary Johnsen: As Chairperson and on behalf of the Council of Past Presidents, I'd like to share with you what our Committee does and how we were able to assist the current board and our community in 2017.

Our mission statement declares: We are here to serve as a helpful resource to the Board of Directors and to tap into the corporate memory of our members as part of that resource, when requested.

What does that mean in practical terms to the current board and the community at large?

To date, there have been 23 Past Presidents, 15 of whom are active members of the council, and we have had the privilege of serving Myrtle Trace, and just like each one of you, possess abilities and experiences that can be shared with others.

Our involvement didn't end when our term expired. We just took on a different role, that of an advisor and counselor.

We meet on a quarterly basis and receive an update from the President of the HOA on the status of Myrtle Trace, and if we are called upon to offer an opinion and assistance in resolving an issue, we do so, as we feel our previous roles give us an insight that can be beneficial.

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We are also involved in ensuring new residents are welcomed and assimilated into the community. We have two terrific greeters, Bonnie Longnecker and Pam Reinhart, who provide valuable information to new residents when they move in. We follow up after that initial meeting with a telephone call, reminding them that we are available for any help and try to recommend an activity for them to join in so they can feel part of the community.

We also offer two opportunities for new residents to come together and meet the current board and committee chairs at our semi-annual New Residents Orientation. Besides giving our new neighbors an opportunity to ask those questions that may have occurred since moving in, we share how Myrtle Trace is self-managed and what it takes to maintain and preserve our community.

This event also allows us to find out more about your new neighbors and what talents they bring to Myrtle Trace. At this get-together we ask them to fill out a "Meet Your New Neighbor" form, which we place in the News and Views.

Our hope is that they feel welcomed, understand what a unique community we are, and how their talents can make a difference to Myrtle Trace.

As mentioned previously, we've had the privilege of serving as presidents of this community and we hope we've made a positive impact, not because of any special abilities, but because we said yes to a need.

You can do the same. You don't have to serve on the Board, or even a committee, although we're always looking to fill those roles. Get involved, whether it's attending a Board Meeting or an activity at the clubhouse. There's any number of places where you can offer help. This is your community, and it's only as good as what each resident puts in to it.

Be available, say yes make a difference.

Thank you.

BOARD REPORT:

Nancy: Myrtle Trace is a community of 518 homes. But it isn't the structures which make Myrtle Trace a community, it's the people living in these structure which make Myrtle Trace a community: a community of caring, friendly, talented and dedicated people. And most importantly, a community where the emphasis is on "UNITY" for without unity you can't say or have community. We find UNITY in every committee: Activity; ARC; Communications; Property; and the Board, where dedicated volunteers give FREELY of their time, talents and UNITED in their efforts to ensure the Myrtle Trace, its characteristics, and the assets which drew us here, are maintained and preserved. UNITY is obvious in the fact that when faced with a weather disaster, be it an ice storm or hurricane, members of this community come together to assist in the clean-up or go around neighborhoods to see if a fellow community member needs any assistance.

Let's review in addition to what has been mentioned in the reports given by our committee chairpersons and Dusty's report, what UNITY did for Myrtle Trace in 2017.

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- Board received a detailed report from the Lake Preservation Committee, which summarized the results of two year study of our retention ponds and included specific recommendations.
- From this two year study the Board established a Lake Preservation Action Committee which was charged with developing and implementing a plan for dredging our lakes.
- The addition to the Clubhouse was completed and the storage areas rearranged making each area more efficient and safer.

- Board developed a budget for 2018, without an increase in monthly homeowner's dues.
- There were two Listening Sessions, one in May and one in November. We now have included "Resident Participation" as part of our monthly Board meetings. This enables the Board to address and research resident concerns in a timely manner and will serve as a monthly listening session.
- Replaced an outflow pipe on Burning Ridge Road.
- Replaced the sidewalk from the pool area to the Clubhouse parking lot.
- Fixed a drainage problem off Myrtle Trace Drive.
- Revision of ARC, and Property Guidelines and publication of them along with Board/General Policies and Article VII of the covenants were placed in a 3-ring binder making it easier to locate information and is a more cost effective means of updating any of the above.

GOALS FOR 2018:

- A quiet hurricane season. Can't promise that but hope that is the case.
- Begin dredging our unhealthy retention ponds. In 2018 we hope to dredge the following: Oriole; Sparrow; and drainage area of Cormorant of Wedgewood Drive.
- In 2013 a committee was established to develop a plan for renovating the clubhouse. The final plan consisted of several phases and many of them were implemented. However, one phase, the kitchen area, was only partially completed. In 2018, a committee will be formed to revisit the kitchen area and submit to the Board some options, plans and related costs for completing the kitchen renovation in 2019.
- Myrtle Trace continues to be the community we have come to know and love and will remain as such with the continued efforts of our many talented, dedicated, and resourceful volunteers.

UNITY has been the emphasis. The biggest asset in Myrtle Trace is you, the members of this community. It is because of your willingness to SERVE that Myrtle Trace continues to be a self-governed community. If you believe it is important for and you desire Myrtle Trace to continue to be self-governed, please stand. (Everyone in attendance stands). Thank you, again we see UNITY. We are united, we ALL IN, we all desire to see Myrtle Trace continue to be self-governed. Okay, but here comes the hard part. Are you willing to commit yourself to seeing Myrtle Trace remains self-governed? Are you willing to serve in various capacities? Yes, many are willing to commit to serving on the Activity, ARC, or Property Committee and/or offer their expertise when a special project is being done. And believe me, for that we are most thankful. However, there is one area people are hesitant to commit themselves to, serving on the Board. This is critical if you really want to have Myrtle Trace stay a self-governed community. Serving on the Board is only a three year commitment to helping Myrtle Trace. We have people who have committed up to four times as many years serving on a committee. PLEASE, think hard about this, we need people to govern Myrtle Trace, to work with committees, to develop a

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budget, to make sure your voices are heard. We are united in our desire to see Myrtle Trace self-governed; now we need people ready to make a commitment. THANK YOU.

2018 NOMINATING COMMITTEE:

Renzo Falcinelli: Members of the Nominating Committee serve a two year term. We have three members from the 2017 who have completed their two year term they are, and please stand when I say your name, Gary Cooper, Kathy Gerhardt and Ron Grove. Thank you. The individuals returning to the committee for 2018 are: Marjorie Anctil, Barbara Artz, Thomas (John) Drohan, Bill Gascoigne, and Mary Kongvold. The new members are, Bob Bastian, Mary L'Heureux and Ron Petti. Thank you.

ELECTION RESULTS:

The result of the election is Donna Ebling will join the Board as an At-Large member. Welcome, and Herman thanks again for running.

QUESTIONS/COMMENTS FROM ATTENDES: Nancy said no questions or comments had been submitted.

VOLUNTEER RECOGNITION:

I am going to read a list of committees or groups, when I have finished reading the list I would like anyone who is a member of that committee or group to please stand. Activity, ARC, Communications, Property, Chorus, Lake Maintenance and Preservation Committee, Lake Banks Committee, Lake Preservation Action Committee, Myrtle Trace Players, Past Presidents Council, a member of the Board past or present, serve as a News & Views carrier, pool monitor, nominating committee, helped compile and distribute the MTHOA Guidelines and Policy notebooks and if you helped compile and distribute the Annual Meeting packets. Again, if you are a member of any of these committees or groups who have given of your time or have lent your talents to benefit Myrtle Trace please stand. While you are standing, please look around. THIS is UNITY in action, this is Myrtle Trace. THANK YOU to each and every one of you for your contributions in making Myrtle Trace our community and a place we call home great.

SPECIAL RECOGNITION:

Nancy called Darryl to the podium: Darryl or Dusty as he is commonly known is finishing his third year on the board. The first year he served as Director at Large and for the past two years as our Secretary/Treasurer, and has served as liaison to ARC, Property and Activity. Dusty also works part time and he enjoys traveling. I got to know Dusty quite well this year; last year to me, he was the man that needed Blueberry muffins for every work session. Probably much to his chagrin, blueberry muffins weren't served during any work sessions. Dusty, as part of his role as treasure, kept track of the monies held in our restricted funds which are in CD's in a couple of different banks. Well, as the CD's mature they would be cashed in and reinvested in a bank that would give us the best interest rate. To accomplish this it is necessary for another Board member to accompany him to the bank. I accompanied Dusty on several occasions, providing me the opportunity to get to know him better. Dusty has some really good stories and he spoken frequently about wanting to travel to Tahiti. Dusty, it has been a privilege working with you these past two years. We will miss your interesting stories, your sense of humor and especially your dedication to hold our expenditures in check to maintain the healthy financial status of

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our community. We wish you the best of luck and would like to give you this as a token of our appreciation for your efforts and years of service on the Board. Thanks Dusty.

With no further business to be considered I will entertain a motion for adjournment. Motion made by Thor Kongvold and seconded by Bill Gascoigne. The motion passed and the meeting adjourned at 2:50 p.m.

Respectfully submitted,

Diane Gascoigne, Recording Secretary

Terri Eisenhardt, ARC Secretary

